

March 4, 2022
Via Email

Neighborhood Meeting Minutes

RPZ 2021-222

Beatties Ford Rezoning

A scheduled, virtual neighborhood meeting was held on Thursday, February 17th, from 6:00 pm – 7:00 pm via Microsoft Teams. The meeting was held to share the development plans, introduce the petitioner, and answer questions from the participants. Below is a summary of the attendees and topics discussed:

Attendees:

- Angie Bright
- Amanda Kidd
- Beth Kidd
- David – *Last Name was not Provided*
- Joey Kline
- Judson Stringfellow
- Judy Godley
- Lisa Roberts
- Sharon Bridges

Minutes:

Summary below, in no particular order, is being recorded from notes taken during the meeting as well as from memory, post meeting.

- Petitioner shared a short presentation to introduce Redwood Apartments and share basics on their products.
- Petitioners' consultant, Bohler gave a quick synopsis of the site, the various site opportunities and constraints, and what the vision for the development is intended to be.
- Annexation of the site was discussed.
- An adjacent property owner with land development knowledge inquired about sewer capacity and sewer access of the subject property.
- The interior street network was discussed, specific to the anticipated public and private declaration.
- Some concern was expressed over the potential use of the existing farm pond for stormwater management and the potential existence of wetlands. The jurisdictional determination of the subject site was briefly discussed.
- The location of other Redwood sites in the Charlotte metro area were discussed.

- The anticipated market rental rates for the Redwood products were discussed.
- Potential improvements along Kidd Lane were of concern to the south property owners. Project is still preliminary, but anticipated frontage improvements such as curb, gutter and sidewalk were noted.
- Concerns about the development's impact to adjacent parcels, south of Kidd Lane were also mentioned. There are no impacts and/or improvements anticipated off-site and south of existing centerline of Kidd Lane.
- Increased traffic was discussed, most notably to Kidd Lane. Neighbors were curious as to why the required secondary access location be off of Cowboy Lane, where most of the buildings are proposed.
- Participants inquired about the plans for Cowboy lane into Fred Alexander Blvd. They wanted to know if this was already approved or where in the process it is currently.
- They wanted to know what the timeline looks like for the rezoning process.
- Wildlife habitat destruction is of concern. It's hopeful that we are able to preserve this and/or have additional tree mitigation areas that would positively benefit existing wildlife.

See attached exhibits for reference and fulfilment of the Neighborhood Meeting Report:

Exhibit A: Beatties Ford Community Meeting Notice
Exhibit B: Property Owners List
Exhibit C: Proposed Concept Plan



RE: Community Meeting for Proposed Redwood Neighborhood
Petitioner/Developer: Redwood USA, LLC
Current Land Use: Vacant/Single-Family
Existing Zoning: R-3
Rezoning Requested: R-8MF (CD)
Pin #'s: 03709205 & 03709204

Date and Time of Meeting:
Virtual Meeting RSVP:

Thursday, February 17th, 2020 at 6:00 p.m.
Please email admin-charlotte-nc@bohlereng.com or call 980.272.3400 to provide your email address in order to receive a secure virtual meeting link. Please reference petition name Redwood Beatties Ford in your response.

To whom it may concern,

Mecklenburg County GIS online records show that you own a parcel of land adjacent to a proposed neighborhood Redwood USA, LLC is pursuing located south of the intersection of Beatties Ford and Cowboy Lane, with Kidd Lane to the south. (See context map). We are hosting a virtual neighborhood meeting to share our plans, introduce our company, and answer any questions you may have.

Please contact us by email,

admin-charlotte-nc@bohlereng.com or call 980.272.3400 to provide your email address in order to receive a secure virtual meeting link by February 16th. Residents or property owners who may not be able to access the virtual meeting are encouraged to contact us to make alternative arrangements for receiving the project information.

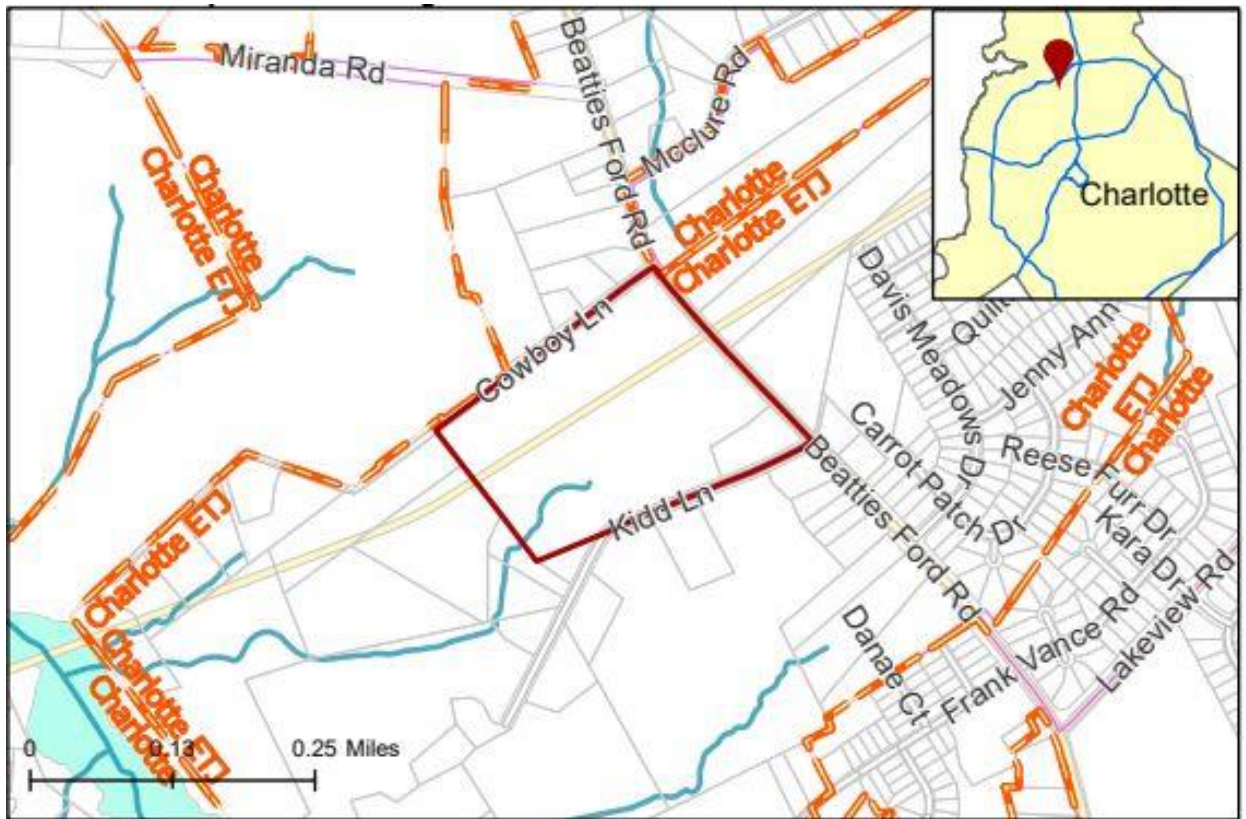
Background and Summary of Request:

This Petition involves a request to rezone the ± 21.16-acre site from R-3 to R-8MF (CD), to accommodate the development of the site with a residential apartment community composed of one-story buildings containing between three (3) and eight (8) dwellings per building.

The site plan associated with this rezoning petition proposes to develop the site with up to 6 dwellings per acre in one-story buildings. Each dwelling will have a 2-car attached garage and 2 parking spaces provided in the driveway. Additional visitors parking will be provided on-site. Generous tree save areas, and open space will be provided on the site with generous buffers proposed abutting all adjoining single-family homes. Primary access to the Site will be from Beatties Ford with a secondary access proposed on Kidd Lane. A 30-foot setback will be provided along Beatties Ford (measured off future DOT right-of-way) as well as frontage improvements including an 8' planter strip and a 12' multi-use path. Frontage improvements are proposed on Kidd Lane including curb and gutter, 8' planting strip and a 5' sidewalk.

We hope you will consider joining us at this time.

Rad Schneider
Redwood USA, LLC
RSchneider@byRedwood.com
Office: [216.360.9441](tel:216.360.9441)



Site Location

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US

2021-222	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-222	02518110	SOUTHCRAFT DEVELOPMENT LLC				2116 CROWN CENTRE DR STE 200		CHARLOTTE	NC	28227
2021-222	02518111	SOUTHCRAFT DEVELOPMENT LLC				2116 CROWN CENTRE DR STE 200		CHARLOTTE	NC	28227
2021-222	02518112	KIDD	GERALD C	GLORIA B	KIDD	7304 BEATTIES FORD RD		CHARLOTTE	NC	28216
2021-222	02518113	POOLE	HARVEY L SR			7310 BEATTIES FORD RD		CHARLOTTE	NC	28216
2021-222	02535101	MOORE	BRIAN D	MARK S	MOORE	3020-I PROSPERITY CHURCH RD UNIT 137		CHARLOTTE	NC	28269
2021-222	02535102	HOOVER	THOMAS M			7208 BEATTIES FORD RD		CHARLOTTE	NC	28216
2021-222	02535103	HOOVER	THOMAS M			7208 BEATTIES FORD RD		CHARLOTTE	NC	28216
2021-222	02535104	GRIFFIN	RONALD B	ANNE M	GRIFFIN	16232 LEEWARD LN		HUNTERSVILLE	NC	28078
2021-222	02535105	GRIFFIN	RONALD B	ANNE M	GRIFFIN	16232 LEEWARD LN		HUNTERSVILLE	NC	28078
2021-222	02535122	BB&T OF MONROE				512 N HAYNE ST		MONROE	NC	28112
2021-222	02535123	DAVIS	MILDRED U	LUCILLE DAVIS	HART	6349 HALF DOME DR		CHARLOTTE	NC	28269
2021-222	02535124	BB&T OF MONROE				512 HAYNE ST		MONROE	NC	28112
2021-222	03709107	CANNIE	JUSTICE S	PAMELA S	BENNETT	7131 BEATTIES FORD RD		CHARLOTTE	NC	28216
2021-222	03709108	LOWERY	JEFFREY N	KATHERYN L	LOWERY	7139 BEATTIES FORD RD		CHARLOTTE	NC	28216
2021-222	03709109	BREWER	RONALD J		BEVERLY ABERNETHY	3733 KIDD LN		CHARLOTTE	NC	28216
2021-222	03709110	BREWER	RONALD J	BEVERLY A	BREWER	3733 KIDD LN		CHARLOTTE	NC	28216
2021-222	03709112	KLINE	SHANNON TODD	JOSEPH RONALD	KLINE	3924 KIDD LN		CHARLOTTE	NC	28216
2021-222	03709202	EVANS	ROBERT	DEBORAH	EVANS	3801 KIDD LN		CHARLOTTE	NC	28216
2021-222	03709203	DARNELL	WM CHARLES	CAROL	DARNELL	3821 KIDD LN		CHARLOTTE	NC	28216
2021-222	03709204	KIDD	GERALD CURTIS	VICKI KIDD	TUCKER	7304 BEATTIES FORD RD		CHARLOTTE	NC	28216
2021-222	03709205	KIDD	GERALD CURTIS	VICKI KIDD	TUCKER	7304 BEATTIES FORD RD		CHARLOTTE	NC	28216
2021-222	03709206	RODNEY	ANDREW J	LINDSAY	RODNEY	3807 KIDD RD		CHARLOTTE	NC	28216
2021-222	03709207	BREWER	RONALD JACKSON	BEVERLY A	BREWER	3733 KIDD LN		CHARLOTTE	NC	28216
2021-222	03709215	KING	GARY JAMES			3725 KIDD LN		CHARLOTTE	NC	28216
2021-222	03709216	BREWER	RONALD J	BEVERLY A	BREWER	3733 KIDD LN		CHARLOTTE	NC	28216
2021-222	03741109	DENALI REF LLC				6836 MORRISON BLVD STE 430		CHARLOTTE	NC	28211
2021-222	03741115	TADLOCK	BONNIE KIDD	CHRISTOPHER JEROME	KIDD	4032 MIRANDA RD		CHARLOTTE	NC	28216
2021-222	03741116	PARKER	RICHARD W	SANDRA P	PARKER	4001 COWBOY LN		CHARLOTTE	NC	28216
2021-222	03741117	HAWKINS	FRANCES			4021 COWBOY LN		CHARLOTTE	NC	28216
2021-222	03741118	ROBERTS	BOYCE LEE		LISA CRUMP	7401 BEATTIES FORD RD		CHARLOTTE	NC	28216
2021-222	03741119	BRYANT	GARY L	GAIL	BRYANT	7415 BEATTIES FORD RD		CHARLOTTE	NC	28216



PURPOSE:

WORK TO INCLUDE 126 SINGLE-STORY MULTI-FAMILY APARTMENT DWELLINGS.

NOTES:

1. SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS ORDER AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
2. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY FIRST TO THE CITY AND ANnuity TO THE STATE SHALL BE REQUIRED. THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED, CDOT REQUESTS RIGHT-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
3. BUILDING ON THE EXISTING LOT SHALL BE CONSIDERED A NEW CONSTRUCTION SYSTEM. PER IFC APPENDIX D107 EXCEPTION 1, PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC).
4. SITE IS LOCATED IN THE CITY OF CHARLOTTE'S ETJ. DEVELOPER WILL VOLUNTARILY ANNEX BOTH PARCELS INTO THE CITY OF CHARLOTTE WITH THIS DEVELOPMENT. ALL PUBLIC ROADS PROPOSED WITH THIS PROJECT WILL BE DEDICATED TO THE CITY OF CHARLOTTE WITHIN THE EXISTING TREE SAVE AREAS (UDC 20-213).
5. TREE SAVE REQUIREMENTS (UDC 20-213.9)
1. "TREE SAVE AREAS MAY INCLUDE THE PLANTING OF SMALL TREES, TREES WITHIN 10 FEET OF THE CENTERLINE OF ANY APPROVED PLANTING LIST AND WITHIN 20 FEET OF THE CENTERLINE OF POWER DISTRIBUTION EASEMENTS THAT ARE ACCESSIBLE FOR MAINTENANCE BY MECHANICAL EQUIPMENT."
2. "TREE SAVE AREAS MAY INCLUDE EXISTING TREE CANOPY WHICH OVERHANGS EXISTING UNDERGROUND UTILITY EASEMENTS."
3. "TREE SAVE AREAS MAY INCLUDE EXISTING TREE CANOPY WHICH OVERHANGS EXISTING UNDERGROUND UTILITY EASEMENTS."
6. 1. SQUARE FOOTAGE FOR EXISTING ROAD RIGHTS-OF-WAY WILL BE SUBTRACTED FROM THE TOTAL SITE AREA BEFORE THE REQUIRED PERCENTAGE OF TREE CANOPY COVERED BY THE PROPOSED DWELLINGS IS CALCULATED.
7. PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC), THUS PER IFC D107 EXCEPTION 1 OF IFC, (1) PRIMARY PUBLIC ACCESS TO SITE IS ALLOWED.

PROJECT TEAM:

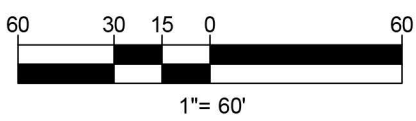


BOULEVARD



1927 S. TRYON STREET, SUITE 310

CHARLOTTE, NC 2820



KIDD LANE (SR2044)

REVISIONS

[illegible]

ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCC2030
DRAWN BY: A
CHECKED BY: S
DATE: 12/03
CAD I.D.: C

PROJECT:

REZONING PLANS

- FOR



REDWOOD BEATTIES FORD RD

7221 BEATTIES FORD ROAD
CITY OF CHARLOTTE
CHARLOTTE, NC 28216



**1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203**
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:

**CONDITIONAL
REZONING:
CONCEPTUAL
SITE PLAN**

SHEET NUMBER

RZ1.0

ORG. DATE - 12/03/21